



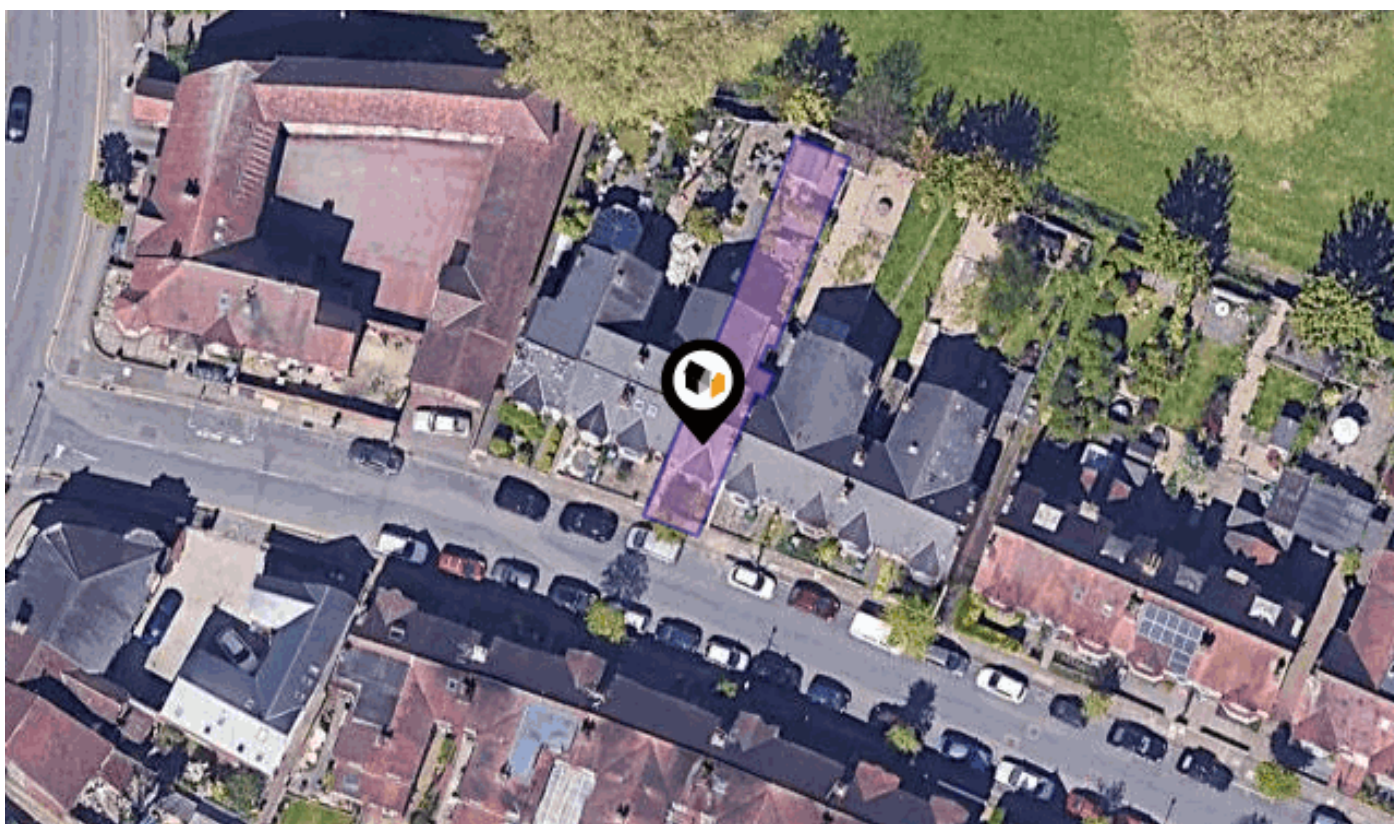
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06<sup>th</sup> September 2023



## SPENCER AVENUE, COVENTRY, CV5

Price Estimate : £350,000

### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



---

### Dear Buyers & interested parties

---

#### Property Key Features

A much loved three double bedroom period home

Substantial accommodation throughout

Delightful, private & mature patio style gardens

Through sitting dining room with bay window & separate rear sitting room

Utility & cloakroom with garden access

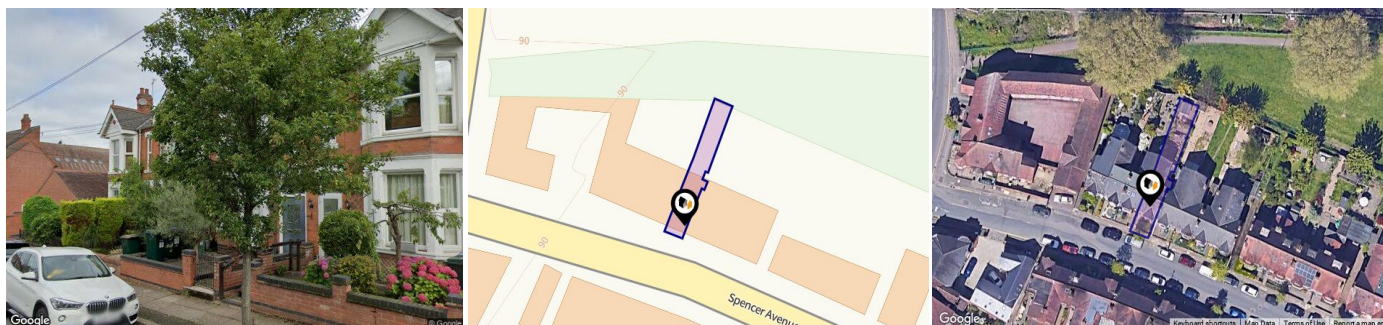
Spacious modern first floor shower room

Double glazed and gas centrally heated throughout

EPC ordered, Total Square Footage 1410 Sq.ft. or 132 Sq.M

***For viewings or interest please email:***

**sales@walmsleysthewaytomove.co.uk or call 0330 1180062**



## Property

**Type:** Terraced  
**Bedrooms:** 3  
**Plot Area:** 0.04 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,845  
**Title Number:** WK56719  
**UPRN:** 100070701484

**Price Estimate:** £350,000  
**Tenure:** Freehold

## Local Area

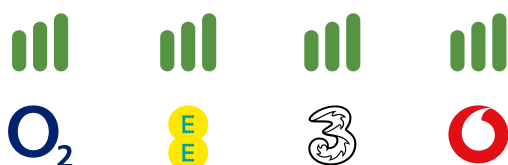
**Local Authority:** Coventry  
**Conservation Area:** No  
**Flood Risk:**  

- Rivers & Seas: Very Low
- Surface Water: Medium

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

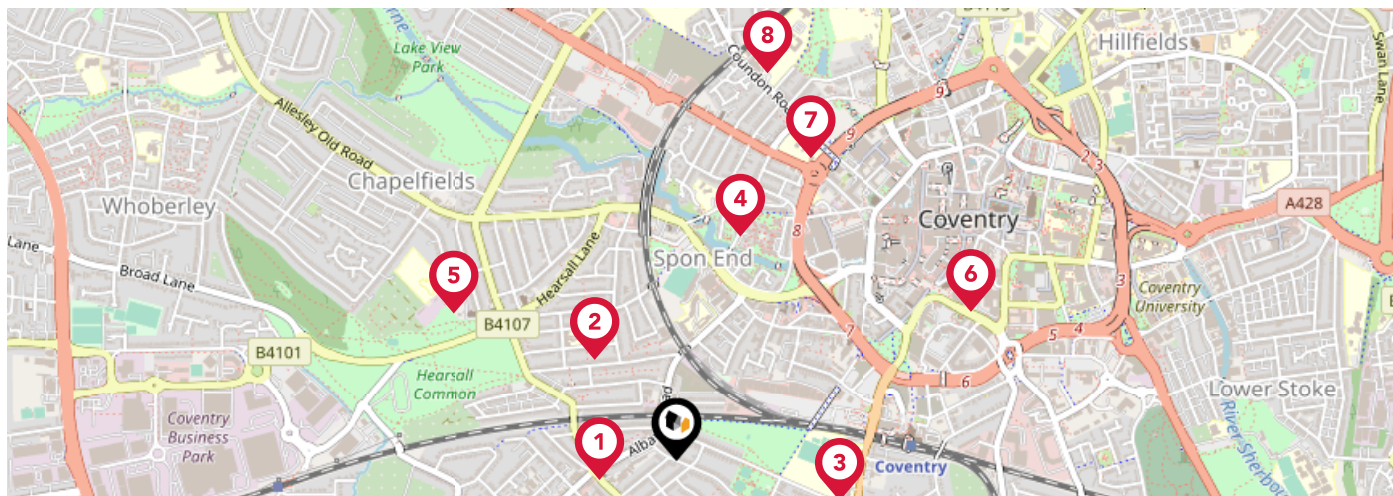
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**

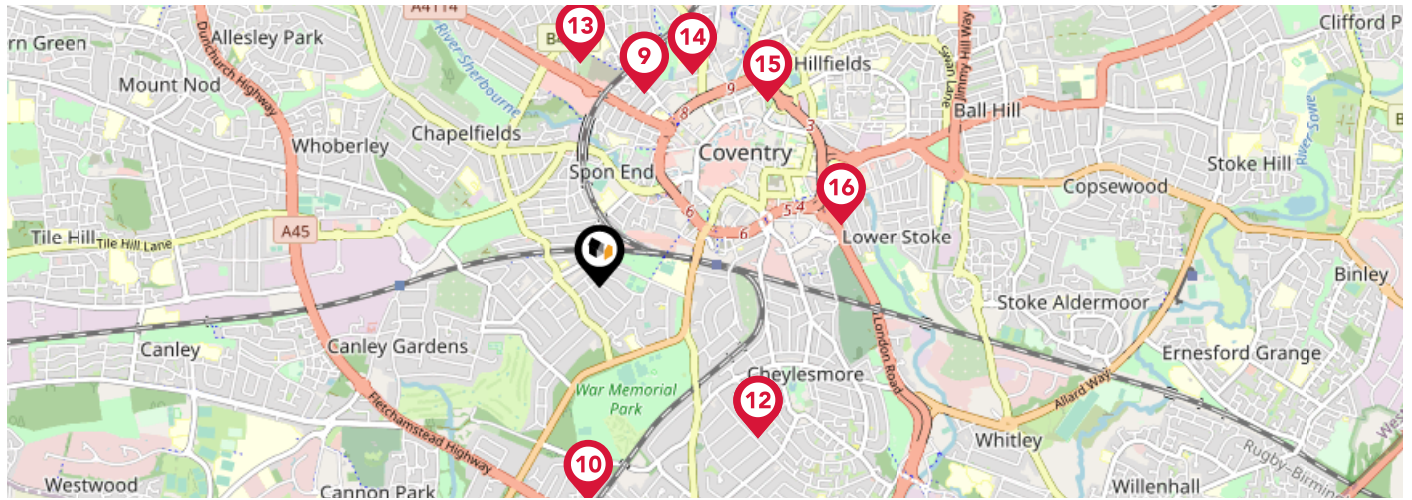


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

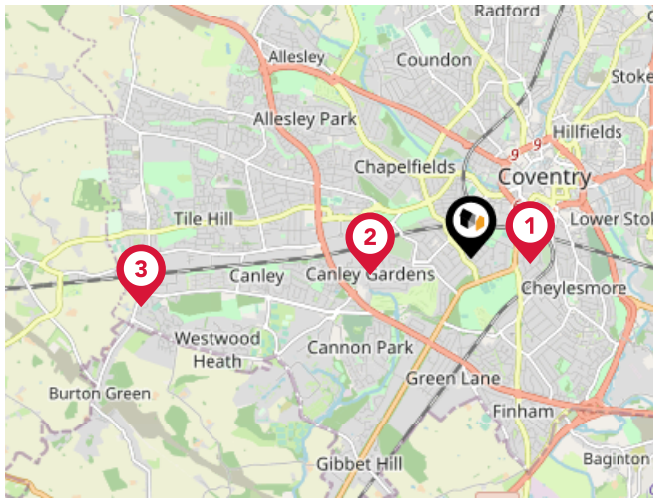
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 578   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry University</b> Ofsted Rating: Good   Pupils:0   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

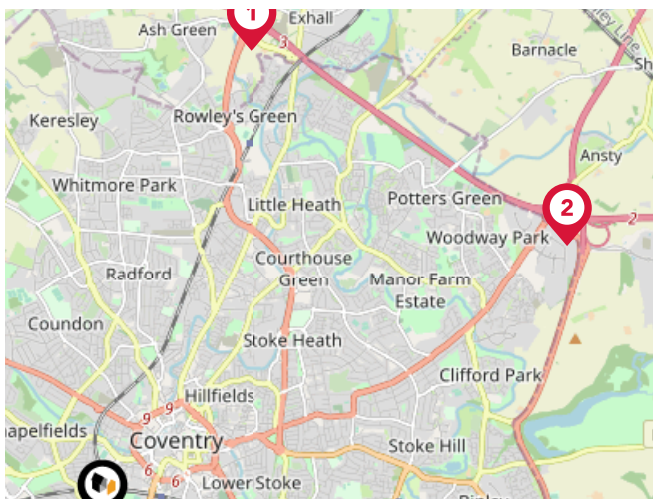
# Area

## Transport (National)



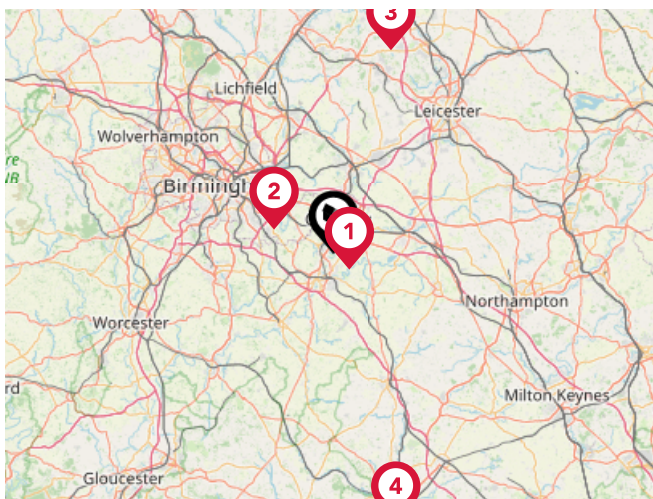
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.54 miles
2	Canley Rail Station	0.92 miles
3	Tile Hill Rail Station	3.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.48 miles
2	M6 J2	4.9 miles
3	M40 J14	10.33 miles
4	M40 J15	10.44 miles
5	M6 J3A	8.43 miles

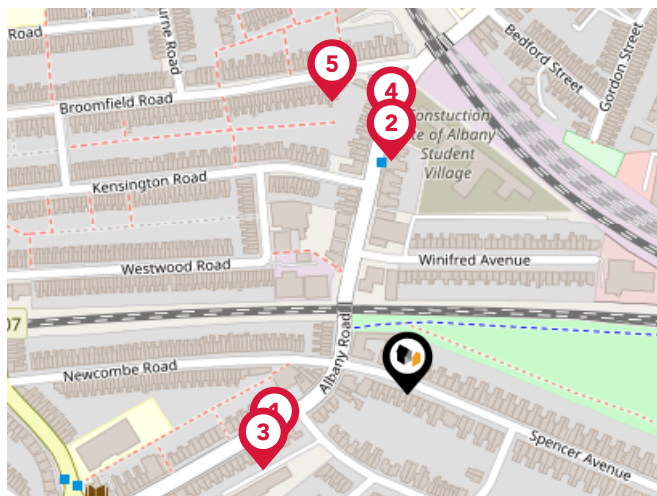


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.17 miles
2	Birmingham International Airport	9.36 miles
3	East Midlands Airport	30.57 miles
4	London Oxford Airport	40.35 miles

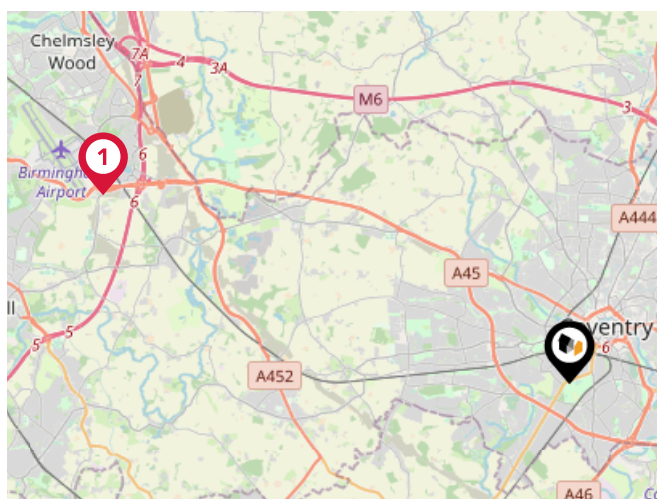
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.08 miles
2	Broomfield Rd	0.13 miles
3	Broadway	0.09 miles
4	Broomfield Rd	0.15 miles
5	Albany Rd	0.17 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.1 miles

# Market Sold in Street



<b>Flat 6, 8, Spencer Avenue, Coventry, CV5 6NP</b>			Flat-maisonette House
Last Sold Date:	09/03/2023	17/12/2007	
Last Sold Price:	£75,000	£77,000	
<b>54, Spencer Avenue, Coventry, CV5 6NP</b>			Semi-detached House
Last Sold Date:	30/11/2022	14/10/2016	
Last Sold Price:	£560,000	£350,000	
<b>24, Spencer Avenue, Coventry, CV5 6NP</b>			Semi-detached House
Last Sold Date:	27/05/2022		
Last Sold Price:	£475,000		
<b>4, Spencer Avenue, Coventry, CV5 6NP</b>			Semi-detached House
Last Sold Date:	12/08/2021		
Last Sold Price:	£535,000		
<b>10, Spencer Avenue, Coventry, CV5 6NP</b>			Semi-detached House
Last Sold Date:	21/09/2020		
Last Sold Price:	£470,000		
<b>18, Spencer Avenue, Coventry, CV5 6NP</b>			Detached House
Last Sold Date:	16/08/2019	02/07/1997	
Last Sold Price:	£425,000	£104,000	
<b>40, Spencer Avenue, Coventry, CV5 6NP</b>			Semi-detached House
Last Sold Date:	30/11/2018		
Last Sold Price:	£300,000		
<b>20, Spencer Avenue, Coventry, CV5 6NP</b>			Semi-detached House
Last Sold Date:	07/09/2018		
Last Sold Price:	£307,000		
<b>Flat 8, 8, Spencer Avenue, Coventry, CV5 6NP</b>			Flat-maisonette House
Last Sold Date:	15/05/2018	16/02/2017	28/02/2014
Last Sold Price:	£74,500	£47,000	£47,000
<b>Flat 7, 8, Spencer Avenue, Coventry, CV5 6NP</b>			Flat-maisonette House
Last Sold Date:	06/10/2017		
Last Sold Price:	£78,000		
<b>14, Spencer Avenue, Coventry, CV5 6NP</b>			Semi-detached House
Last Sold Date:	11/08/2017		
Last Sold Price:	£360,000		
<b>50, Spencer Avenue, Coventry, CV5 6NP</b>			Semi-detached House
Last Sold Date:	19/04/2017		
Last Sold Price:	£345,000		

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



# Market Sold in Street



<b>44, Spencer Avenue, Coventry, CV5 6NP</b>				Semi-detached House
Last Sold Date:	25/07/2016	18/12/2006	15/04/1998	
Last Sold Price:	£392,000	£270,000	£106,000	
<b>76, Spencer Avenue, Coventry, CV5 6NP</b>				other House
Last Sold Date:	27/03/2015			
Last Sold Price:	£230,000			
<b>34, Spencer Avenue, Coventry, CV5 6NP</b>				Semi-detached House
Last Sold Date:	27/02/2014			
Last Sold Price:	£295,000			
<b>74, Spencer Avenue, Coventry, CV5 6NP</b>				Terraced House
Last Sold Date:	17/02/2014			
Last Sold Price:	£205,000			
<b>16, Spencer Avenue, Coventry, CV5 6NP</b>				Semi-detached House
Last Sold Date:	17/01/2014			
Last Sold Price:	£292,000			
<b>42, Spencer Avenue, Coventry, CV5 6NP</b>				Semi-detached House
Last Sold Date:	28/03/2013	18/09/2000	23/05/1997	
Last Sold Price:	£305,000	£170,000	£105,000	
<b>64, Spencer Avenue, Coventry, CV5 6NP</b>				Terraced House
Last Sold Date:	17/04/2012	29/03/2008	27/11/1995	
Last Sold Price:	£282,000	£275,000	£56,000	
<b>30, Spencer Avenue, Coventry, CV5 6NP</b>				Semi-detached House
Last Sold Date:	10/06/2011			
Last Sold Price:	£335,000			
<b>26, Spencer Avenue, Coventry, CV5 6NP</b>				Semi-detached House
Last Sold Date:	03/09/2010	10/08/2000		
Last Sold Price:	£340,000	£135,000		
<b>68, Spencer Avenue, Coventry, CV5 6NP</b>				Terraced House
Last Sold Date:	14/08/2006			
Last Sold Price:	£249,950			
<b>32, Spencer Avenue, Coventry, CV5 6NP</b>				Semi-detached House
Last Sold Date:	23/03/2005	16/09/1997		
Last Sold Price:	£300,000	£123,000		
<b>52, Spencer Avenue, Coventry, CV5 6NP</b>				Semi-detached House
Last Sold Date:	05/03/2004	28/08/1998		
Last Sold Price:	£249,000	£97,000		

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street



<b>8, Spencer Avenue, Coventry, CV5 6NP</b>	Semi-detached House
Last Sold Date: 11/04/2002	
Last Sold Price: £185,000	
<b>82, Spencer Avenue, Coventry, CV5 6NP</b>	Detached House
Last Sold Date: 18/12/2001   04/09/2000	
Last Sold Price: £131,000   £95,000	
<b>66, Spencer Avenue, Coventry, CV5 6NP</b>	Semi-detached House
Last Sold Date: 15/06/2001	
Last Sold Price: £139,000	
<b>2, Spencer Avenue, Coventry, CV5 6NP</b>	Semi-detached House
Last Sold Date: 03/06/1999	
Last Sold Price: £176,750	
<b>58, Spencer Avenue, Coventry, CV5 6NP</b>	Semi-detached House
Last Sold Date: 03/04/1998	
Last Sold Price: £102,000	
<b>36, Spencer Avenue, Coventry, CV5 6NP</b>	Semi-detached House
Last Sold Date: 06/03/1998	
Last Sold Price: £134,000	
<b>28, Spencer Avenue, Coventry, CV5 6NP</b>	Detached House
Last Sold Date: 26/02/1998	
Last Sold Price: £143,000	
<b>38, Spencer Avenue, Coventry, CV5 6NP</b>	Semi-detached House
Last Sold Date: 02/02/1996	
Last Sold Price: £100,000	
<b>86, Spencer Avenue, Coventry, CV5 6NP</b>	Semi-detached House
Last Sold Date: 14/12/1995	
Last Sold Price: £75,000	

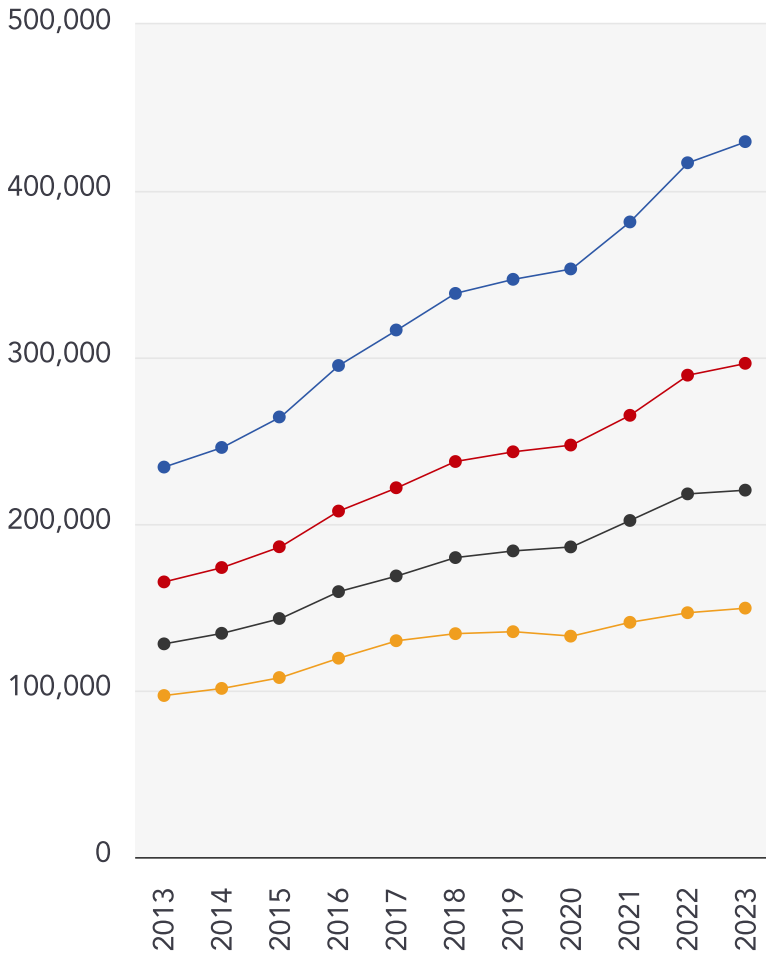
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

**+83.45%**

Semi-Detached

**+79.44%**

Terraced

**+72.1%**

Flat

**+54.11%**

# Walmsley's The Way to Move Testimonials



## Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

## Testimonial 2



"A pleasure to deal with." - LinkedIn

## Testimonial 3



"Great photography and video." - LinkedIn

## Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

# Agent Disclaimer



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

# Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

